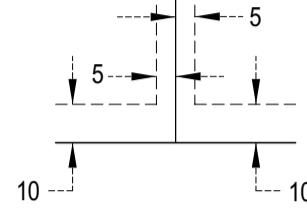


LEGEND

	Property Line
	Interior Lot Line
	Underlying Parcel Line
	Existing Easement
	Proposed Easement
	Proposed Setback

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(Not to Scale)



Being 5 feet in width and adjoining lot lines, unless otherwise shown and 10 feet in width and adjoining right of way lines as shown on the plat.

AREA SUMMARY

Existing:					
Pervious	1,565,018	s.f.	35.93	ac.	96.8%
Impervious	50,266	s.f.	1.15	ac.	3.2%
Total	1,565,018	s.f.	35.93	ac.	100.0%
Proposed:					
Pervious	1,440,183	s.f.	33.06	ac.	92.0%
Impervious	124,835	s.f.	2.87	ac.	8.0%
Total	1,565,018	s.f.	35.93	ac.	100.0%

LEGAL DESCRIPTION

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota.

BENCHMARK

Anoka County Benchmark No. 2085
Elevation = 918.258 (NAVD88)
Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.

LOT DATA TABLE

Parcel	Area (SF)	Area (Acres)
R.O.W. Dedication 181st Ave NW	159,810	3.67
Block1, Lot1	124,453	2.86
Block1, Lot2	120,073	2.76
Block1, Lot3	120,002	2.75
Block1, Lot4	119,931	2.75
Block1, Lot5	119,861	2.75
Block1, Lot6	119,790	2.75
Block1, Lot7	119,788	2.75
Block1, Lot8	119,613	2.75
Block1, Lot9	119,507	2.74
Block1, Lot10	119,401	2.74
Block1, Lot11	119,295	2.74
Block1, Lot12	125,145	2.87
Block1, Lot13	118,161	2.71

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.
- Obtain all necessary permits for construction within, or use of, public right-of-way.
- The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.

ZONING AND SETBACK SUMMARY

The Property is currently Zoned Rural Developing Zone (RD)
Current Land Use: Rural Undeveloped

Building Setback Information is as follows:
Front Yard = 40 ft.
Rear = 40 ft.
Side (Interior) = 10 ft.
Side (Street) = 40 ft.

Adjacent Properties Zoning:
North: Bordered by 181st Avenue NW
South: ~~Rural Residential~~ Rural Residential
East: ~~Rural Residential~~ Rural Residential
West: ~~Rural Residential~~ Rural Residential

Lot Coverage Information is as follows:
Lot Area Minimum = 108,900 s.f. = 2.5 ac.
Lot Width Minimum = 200 ft.

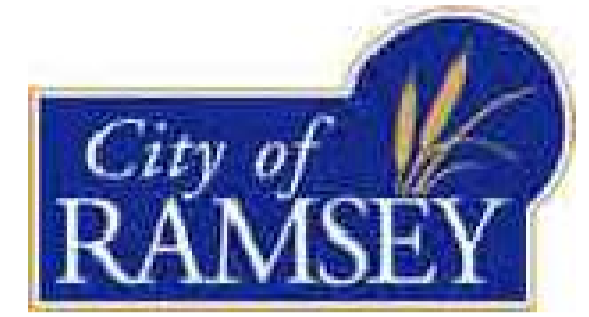
Total Site Area = 1,565,018 s.f. = 35.93 ac.
Wetland and Wetland Buffer Area = 662,634 s.f. = 15.21 ac.
Net Developable Area = 902,384 s.f. = 20.72 ac.

Proposed Density: 1 unit per 2.76 ac.

OWNER

ALAN & JONI GREENWALDT
4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
XX MON 20XX	XXXXXXXXXX	XXX

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

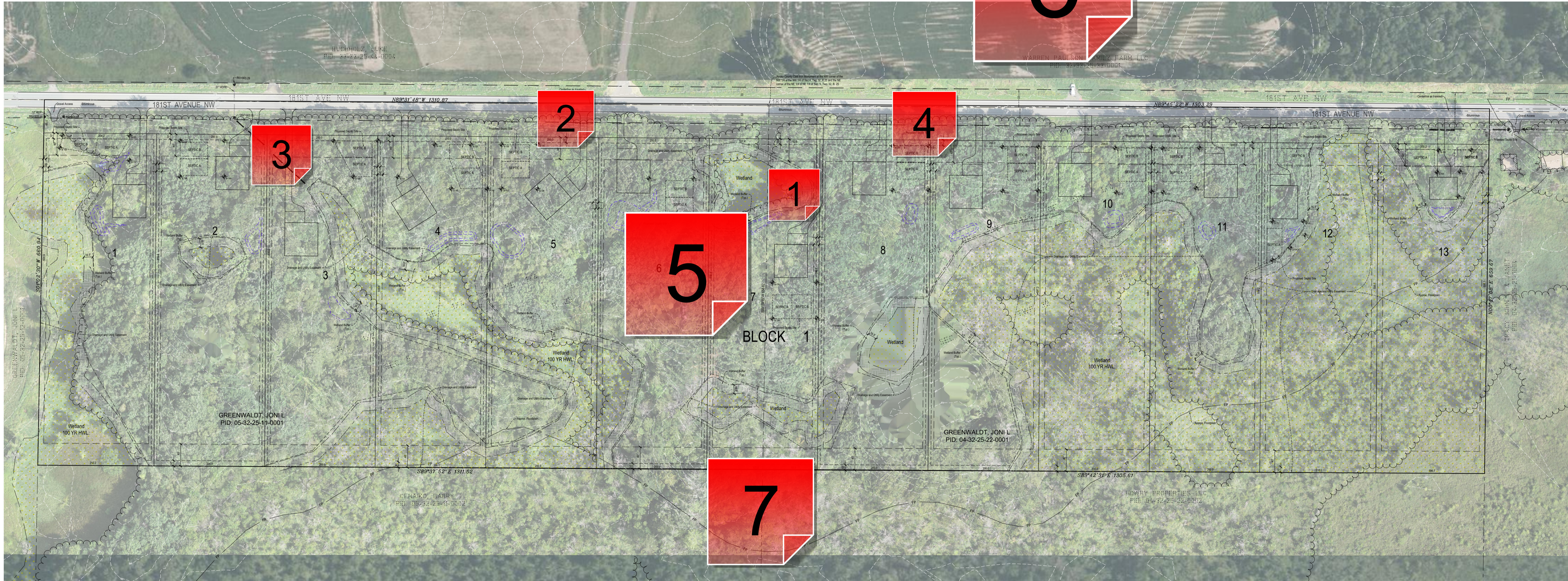
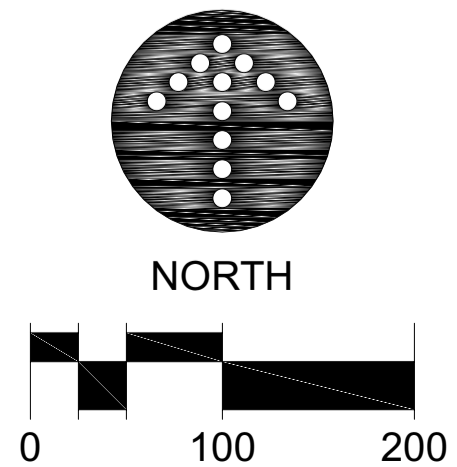
SEPTEMBER 19, 2024



105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME 2024-09-19 GREENWALDT PROPERTY SKETCH PLAN.DWG
PROJECT NO. ZZZZ24725

SKETCH PLAN



1 - Driveway

Created by: Chris Anderson
On: 09/20/2024 10:24 AM

The driveway on lot 7 is shown encroaching onto Lot 8. Would it be possible to adjust the widths of Lots 1 and 12, both of which have just slightly more width than required, and then adjust width of Lot 7 to see if that could result in this driveway staying entirely on Lot 7?

----- 0 Replies -----

2 - Driveway Culverts

Created by: Chris Anderson
On: 09/20/2024 10:29 AM

Please make sure to coordinate with Anoka County to ensure the driveway culverts meet their minimum culvert size.

----- 0 Replies -----

3 - Easement Needed

Created by: Chris Anderson
On: 09/20/2024 10:29 AM

The Final Plat will need to include an easement to encumber this stormwater pipe.

----- 0 Replies -----

4 - Well Locations

Created by: Chris Anderson
On: 09/20/2024 10:30 AM

Please add proposed well locations to this sheet. While the lots are 2.5+ acres in size, due to wetlands and floodplain, some have very limited areas for homes, septic, alternate septic location, and well. Showing the proposed well locations now helps to confirm that there is sufficient space between well and septic (including a septic that may be on an adjacent lot).

----- 0 Replies -----

5 - Tree Inventory and Preservation Plan

Created by: Chris Anderson
On: 09/23/2024 10:47 AM

A tree inventory and preservation plan will be required with the Preliminary Plat submittal. All significant trees need to be inventoried. This includes all oaks and evergreens that have a DBH of 4" or greater and all other deciduous trees that have a DBH of 8" or greater. The inventory needs to include species, DBH, condition, status (save or remove), removal description (e.g. mass grading, stormwater pond, etc.), tally of total significant tree DBH inches, tally of DBH inches removed, tally of DBH inches of invasive species (these are exempt from the removal threshold).

----- 0 Replies -----

6 - Anoka County Highway Department

Created by: Chris Anderson
On: 09/26/2024 11:59 AM

Anoka County Highway Department requested a meeting with city staff about this project. We met (virtually) with them on 9.30.24 to discuss the project. They have concerns about the number of direct access points on to a county highway and would prefer if an alternative design could be found to reduce (or eliminate) the number of direct access points. Possible alternatives could include concepts such as a frontage road, maybe a modified right turn lane on 181st, or a cul-de-sac or two so that access could be shifted to a local road. They will be sending over written comments. Once received, we will forward them to you.

----- 0 Replies -----

7 - Access to Parcels to the South

Created by: Chris Anderson
On: 09/26/2024 12:01 PM

It would be wise for the Greenwaldts (or Landform on their behalf) to contact the owners of the two 20-acre parcels to the south. The 2 parcels are landlocked, and it would be beneficial to get their input on potential access routes to their parcels. Should they petition for a 'cartway', the city will be obligated to provide a 33 foot wide access corridor to their parcel(s) and it would likely need to come from the north through high and dry land rather than impacting wetland.

----- 0 Replies -----